



Maintenance Checksheets

DC Controls. Unit 6, Tallaght Business Centre, Tallaght Dublin 24. 01-4416651 www.dcccontrols.ie

Project: Holiday Inn Express

Date: 03/03/2023

Contact: Joe 0851148122

Engineers: Dean Hayden & Jordan Finlay



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Controller Type/Num: Trend IQ4E Base Controller				Status		Make	Model	Notes	Engineer
Point Type	Point Number	Description	Units	Operating Correctly	Faulty	Make	Model		
AI	1	Outside Air Temperature	°C	Yes		Trend	TB/TO	7.71°C	KC/HB
AI	2	AHU-01 Supply Duct Temperature	°C	Yes		Trend	TB/TI-S	17.79°C	KC/HB
		AHU-01 Supply Air Setpoint	°C	Yes				18°C	
AI	3	AHU-02 Pre-Electric Heater Temperature	°C	Yes		Trend	TB/TI-S	17.47°C	KC/HB
AI	4	AHU-02 Supply Duct Temperature	°C	Yes		Trend	TB/TI-S	18.3°C	KC/HB
		AHU-02 Supply Air Setpoint						18°C	
AI	5	AHU-02 Extract Air Temperature	°C	Yes		Trend	TB/TI-S	20°C	KC/HB
AI	6	HWS Calorifier Tank Temperature	°C	Yes		Trend	TB/TI-S	70°C	KC/HB
AI	7	HWS Calorifier Tank Return Temperature	°C	Yes		Trend	TB/TI-S	64.4°C	KC/HB
		DHW Flow Setpoint						59°C	
DI	8	DIM4 No.1	On/Off	Yes		Sontay	IO-DIM4		KC/HB
DI	9	DIM4 No.2	On/Off	Yes		Sontay	IO-DIM4		KC/HB
UI	10	Spare	-	-					KC/HB
AVO	11	IO-RMA#1	0-10V	Yes		Sontay	IO-RMA		KC/HB
AVO	12	IO-RM2#1	0-10V	Yes		Sontay	IO-RM2		KC/HB
AVO	13	AHU-01 Electric Heater Battery 3 Modulating Ctrl	0-10V	Yes					KC/HB
AVO	14	IO-RMA#2	0-10V	Yes		Sontay	IO-RMA		KC/HB
AVO	15	AHU-02 Electric Heater Battery Modulating Ctrl	0-10V	Yes					KC/HB
AVO	16	IO-RMA#3	0-10V	Yes		Sontay	IO-RMA		KC/HB



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Controller Type/Num: Trend 16DI				Status		Make	Model	Notes	Engineer
Point Type	Point Number	Description	Units	Operating Correctly	Faulty	Make	Model		
DI	1	Fire Alarm	On/Off	Yes					KC/HB
DI	2	Gas Detection Alarm	On/Off	Yes					KC/HB
DI	3	AHU-01 Supply Fan Airflow Switch	On/Off	Yes					KC/HB
DI	4	AHU-01 Electric Heater Battery High Limit	On/Off	Yes					KC/HB
DI	5	AHU-02 Supply Fan Airflow Switch	On/Off	Yes					KC/HB
DI	6	AHU-02 Electric Heater High Limit	On/Off	Yes					KC/HB
DI	7	AHU-02 Extract Fan Airflow Switch	On/Off	Yes					KC/HB
DI	8	EF-01 Kitchen Extract CT Switch	On/Off	Yes					KC/HB
DI	9	EF-02 Kitchen Extract CT Switch	On/Off	Yes					KC/HB
DI	10	Mains Water Meter Pulse signal	On/Off	Yes					KC/HB
DI	11	Main Gas Meter Pulse signal	On/Off	Yes					KC/HB
DI	12	DHW Cold Feed to Hotel Water Meter signal	On/Off	Yes					KC/HB
DI	13	CWS Consumption Water Meter signal	On/Off	Yes					KC/HB
DI	14	BCWS to Kitchens Water Meter signal	On/Off	Yes					KC/HB
DI	15	DHW to Kitchens Water Meter signal	On/Off	Yes					KC/HB
DI	16	DHW Return to Kitchens Water Meter signal	On/Off	Yes					KC/HB



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Controller Type/Num: RMA#1			
Point Type	Point Number	Description	Units
DI	1	AHU-01 Supply Fan Enable & Speed signal	On/Off

Status	
Operating Correctly	Faulty
Yes	

Make	Model	Notes	Engineer
Sontay	IO-RMA		KC/HB

Controller Type/Num: RMA#2			
Point Type	Point Number	Description	Units
DI	1	AHU-02 Supply Fan Enable & Speed signal	On/Off

Status	
Operating Correctly	Faulty
Yes	

Make	Model	Notes	Engineer
Sontay	IO-RMA		KC/HB

Controller Type/Num: RMA#3			
Point Type	Point Number	Description	Units
DI	1	AHU-02 Extract Fan Enable & Speed signal	On/Off

Status	
Operating Correctly	Faulty
Yes	

Make	Model	Notes	Engineer
Sontay	IO-RMA		KC/HB

Controller Type/Num: RM2#1			
Point Type	Point Number	Description	Units
DI	1	AHU-01 Electric Heater Batteries 1 Enable	On/Off
DI	2	AHU-01 Electric Heater Batteries 2 Enable	On/Off

Status	
Operating Correctly	Faulty
Yes	
Yes	

Make	Model	Notes	Engineer
Sontay	IO-RM2		KC/HB
Sontay	IO-RM2		KC/HB



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Controller Type/Num: DIM4#1				Status		Make	Model	Notes	Engineer
Point Type	Point Number	Description	Units	Operating Correctly	Faulty				
DI	1	AHU-01 Panel Filter D.P Switch	On/Off	Yes		Kromschroder	CPS 330		KC/HB
DI	2	AHU-01 Bag Filter D.P Switch	On/Off	Yes		Kromschroder	CPS 330		KC/HB
DI	3	AHU-02 Supply Panel Filter D.P Switch	On/Off	Yes		Kromschroder	CPS 330		KC/HB
DI	4	AHU-02 Supply Bag Filter D.P Switch	On/Off	Yes		Kromschroder	CPS 330		KC/HB
Controller Type/Num: DIM4#2				Status		Make	Model	Notes	Engineer
Point Type	Point Number	Description	Units	Operating Correctly	Faulty				
DI	1	Cold Water Booster Fault	On/Off	Yes					KC/HB
DI	2	Water Conditioning No.1 Fault	On/Off	Yes					KC/HB
DI	3	Water Conditioning No.2 Fault	On/Off	Yes					KC/HB
DI	4	Spare	On/Off	-					KC/HB

Notes:

1. HWS return pump - cover missing off of pump and live cables are exposed. Type; Grundfoss 32-120 F B.
2. ELE Meter 11-20 is reading the same as ELE Meter 21-30. Further investigation required.
3. A number of switches were found in hand on the MCC door, Tested and working in auto. Switches were for Gas Fired Heater 1-5, Ef-04
4. Mains water meter is reading 0 for Hourly, Monthly and yearly. Further investigation required.
5. Boiler 3 is fault in the field and on the pane door, Joe is aware of this issue, By Others
6. Boiler 4 went into fault in the field and on the panel door while on site, same issue as 3 & 5, Joe was made aware of this issue, By Others
- 7.Boiler 5 has a leak, water puddle infront of unit
8. Time was ahead by 6 minutes, now operating on correct times
9. BMS IP: 10.1.0.11
10. BMS web Login: Username: InTouch Engineer Password: 4232



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Description	Units	Operating Correctly	Faulty	Notes	Engineer
AHU 1	On/Off	Yes		On	DH/JF
AHU 1 Bag Filter	On/Off	Yes		Off	DH/JF
AHU 1 Electric Heater H/L	On/Off	Yes		On	DH/JF
AHU 1 Panel Filter	On/Off	Yes		Off	DH/JF
AHU 1 Speed	Hz	Yes		50Hz	DH/JF
AHU 1 Supply Air Setpoint	°C	Yes		18.0°C	DH/JF
AHU 1 Supply Temperature	°C	Yes		18.0°C	DH/JF
AHU 1 Supply Fan Airflow	On/Off	Yes		On	DH/JF
AHU 2	On/Off	Yes		On	DH/JF
AHU 2 Bag Filter	On/Off	Yes		Off	DH/JF
AHU 2 Electric Heater H/L	On/Off	Yes		On	DH/JF
AHU 2 Extract Fan Airflow	On/Off	Yes		On	DH/JF
AHU 2 Extract Fan Speed	Hz	Yes		50Hz	DH/JF
AHU 2 Extract Temperature	°C	Yes		19.6°C	DH/JF
AHU 2 Heating Output	%	Yes		10%	DH/JF
AHU 2 Panel Filter	On/Off	Yes		Off	DH/JF
AHU 2 Pre-Heater Temperature	°C	Yes		17.25°C	DH/JF
AHU 2 Speed	Hz	Yes		50Hz	DH/JF
AHU 2 Supply Air Setpoint	°C	Yes		18.0°C	DH/JF
AHU 2 Supply Fan Airflow	On/Off	Yes		On	DH/JF
AHU 2 Supply Temperature	°C	Yes		18.37°C	DH/JF
AHU 2 Thermal Wheel	%	Yes		100.00%	DH/JF
AHU 2 Speed Control	%	Yes		100.00%	DH/JF
AHU 1 Heating Battery 1&2 Enable	%	Yes		40.00%	DH/JF
AHU 1 Heating Battery 3	%	Yes		49.00%	DH/JF
AHU 1 Supply Fan Enable & Speed	%	Yes		100.00%	DH/JF
AHU 1 Supply Fan Airflow Fail	On/Off	Yes		Off	DH/JF
AHU 2 Extract Fan Enable & Speed	%	Yes		100.00%	DH/JF
AHU 2 Extract Fan Airflow Fail	On/Off	Yes		Off	DH/JF
AHU 2 Heating Element	%	Yes		10.00%	DH/JF
AHU 2 Supply Fan Enable & Speed	%	Yes		100%	DH/JF
AHU 2 Supply Fan Airflow Fail	On/Off	Yes		Off	DH/JF
BCWS To Kitchen Meter This Year	Ltrs	Yes		5789.9 Ltrs	DH/JF
BCWS To Kitchen Meter This Month	Ltrs	Yes		355.5 Ltrs	DH/JF
BCWS To Kitchen Meter Daily	Ltrs	Yes		113 Ltrs	DH/JF
BCWS To Kitchen Meter Hourly	Ltrs	Yes		18.4 Ltrs	DH/JF
BCWS To Kitchen Water Meter	On/Off	Yes		Off	DH/JF
Cold Water Booster Fault	On/Off	Yes		On	DH/JF
CWS Consumption Daily	m3	Yes		14.36 m3	DH/JF
CWS Consumption Hourly	m3	Yes		0.6 m3	DH/JF
CWS Consumption This Year	m3	Yes		1423.83 m3	DH/JF
CWS Consumption Monthly	m3	Yes		66.46 m3	DH/JF
CWS Consumption Water Meter	On/Off	Yes		Off	DH/JF
CWS Tank 1 High Level	On/Off	Yes		Off	DH/JF
CWS Tank 1 Low Level	On/Off	Yes		Off	DH/JF
CWS Tank 2 High Level	On/Off	Yes		Off	DH/JF

CWS Tank 2 Low Level	On/Off	Yes		Off	DH/JF
DHW Cold To Hotel Meter	On/Off	Yes		Off	DH/JF
DHW Cold To Hotel Daily	Ltrs	Yes		6.46 Ltrs	DH/JF
DHW Cold To Hotel Monthly	Ltrs	Yes		219.91 Ltrs	DH/JF
DHW Cold To Hotel Yearly	Ltrs	Yes		581.26Ltrs	DH/JF
DHW Flow Setpoint	°C	Yes		59.0°C	DH/JF
DHW Hot Return	On/Off	Yes		On	DH/JF
DHW Hot Return Fail	On/Off	Yes		Off	DH/JF
DHW Return To Kitchen Meter	On/Off	Yes		Off	DH/JF
DHW Return To Kitchen Meter Hourly	Ltrs	Yes		0 Ltrs	DH/JF
DHW Return To Kitchen Meter Monthly	Ltrs	Yes		0 Ltrs	DH/JF
DHW Return To Kitchen Meter Yearly	Ltrs	Yes		0 Ltrs	DH/JF
DHW Return To Kitchen Meter Daily	Ltrs	Yes		0 Ltrs	DH/JF
DHW To Kitchen Meter Daily	Ltrs	Yes		100 Ltrs	DH/JF
DHW To Kitchen Meter Hourly	Ltrs	Yes		0 Ltrs	DH/JF
DHW To Kitchen Meter Yearly	Ltrs	Yes		4700 Ltrs	DH/JF
DHW To Kitchen Meter Monthly	Ltrs	Yes		200 Ltrs	DH/JF
DHW To Kitchen Meter	On/Off	Yes		Off	DH/JF
DIM4 Multiplexer No.1		Yes		8.35	DH/JF
DIM4 Multiplexer No.2		Yes		120.58	DH/JF
EF 01 Enable	On/Off	Yes		On	DH/JF
EF 01 GF Area	On/Off	Yes		On	DH/JF
EF 01 Kitchen Extract A/F	On/Off	Yes		On	DH/JF
EF 02 Enable	On/Off	Yes		On	DH/JF
EF 02 GF Toilet Extract	On/Off	Yes		On	DH/JF
EF 02 Kitchen Extract A/F	On/Off	Yes		On	DH/JF
EF 03 Bedrooms Enable	On/Off	Yes		On	DH/JF
EF 03 Enable Speed	%	Yes		75.00%	DH/JF
EF 03 Supply Fan Airflow Fail	On/Off	Yes		Off	DH/JF
EF 03 Twin Fan Airflow	On/Off	Yes		On	DH/JF
EF 03 Twin Fan Speed Signal	%	Yes		75.00%	DH/JF
EF 04 Bedrooms Enable	On/Off	Yes		On	DH/JF
EF 04 Enable Speed	%	Yes		63.00%	DH/JF
EF 04 Supply Fan Airflow Fail	On/Off	Yes		Off	DH/JF
EF 04 Twin Fan Airflow	On/Off	Yes		On	DH/JF
EF 04 Twin Fan Speed Signal	%	Yes		63.00%	DH/JF
EF 05 Enable	On/Off	Yes		On	DH/JF
EF 05 Supply Fan Airflow Fail	On/Off	Yes		Off	DH/JF
EF 05 Twin Fan Airflow	On/Off	Yes		On	DH/JF
EF 06 Enable	On/Off	Yes		On	DH/JF
EF 06 Linen Room Fail	On/Off	Yes		Off	DH/JF
EF 06 Twin Fan Airflow	On/Off	Yes		On	DH/JF
EF 07 Enable	On/Off	Yes		On	DH/JF
EF 07 Extract Plant Room Fail	On/Off	Yes		Off	DH/JF
EF 07 Twin Fan Airflow	On/Off	Yes		On	DH/JF
EF 01 & 02 Enable Signal	%	Yes		100.00%	DH/JF
ELE Meter 1 kWh	kWh	Yes		1604271 Kwh	DH/JF
ELE Meter 2 kWh	kWh	Yes		329728 kwh	DH/JF
ELE Meter 3 kWh	kWh	Yes		85094.4 kwh	DH/JF
ELE Meter 4 kWh	kWh	Yes		333824 kwh	DH/JF
ELE Meter 5 kWh	kWh	Yes		0 kwh	DH/JF
ELE Meter 6 kWh	kWh	Yes		207872 kwh	DH/JF
ELE Meter 7 kWh	kWh	Yes		98304kwh	DH/JF
ELE Meter 8 kWh	kWh	Yes		215040 kwh	DH/JF
ELE Meter 9 kWh	kWh	Yes		258867.2 kwh	DH/JF
ELE Meter 10 kWh	kWh	Yes		85540 Kwh	DH/JF

ELE Meter 11 kWh	kWh	Yes		0 kwh	DH/JF
ELE Meter 12 kWh	kWh	Yes		0 kwh	DH/JF
ELE Meter 13 kWh	kWh	Yes		10150.4 kwh	DH/JF
ELE Meter 14 kWh	kWh	Yes		464486.4 kwh	DH/JF
ELE Meter 15 kWh	kWh	Yes		100864 kwh	DH/JF
ELE Meter 16 kWh	kWh	Yes		109056 kwh	DH/JF
ELE Meter 17 kWh	kWh	Yes		96256 kwh	DH/JF
ELE Meter 18 kWh	kWh	Yes		95232 kwh	DH/JF
ELE Meter 19 kWh	kWh	Yes		100352 kwh	DH/JF
ELE Meter 20 kWh	kWh	Yes		119296 kwh	DH/JF
ELE Meter 21 kWh	kWh	Yes		0 kwh	DH/JF
ELE Meter 22 kWh	kWh	Yes		0 kwh	DH/JF
ELE Meter 23 kWh	kWh	Yes		10150.4 kwh	DH/JF
ELE Meter 24 kWh	kWh	Yes		464486.4 kwh	DH/JF
ELE Meter 25 kWh	kWh	Yes		100864 kwh	DH/JF
ELE Meter 26 kWh	kWh	Yes		109056 kwh	DH/JF
ELE Meter 27 kWh	kWh	Yes		96256 kwh	DH/JF
ELE Meter 28 kWh	kWh	Yes		95232 kwh	DH/JF
ELE Meter 29 kWh	kWh	Yes		100352 kwh	DH/JF
ELE Meter 30 kWh	kWh	Yes		119296 kwh	DH/JF
EF 01 Fail	On/Off	Yes		Off	DH/JF
EF 02 Fail	On/Off	Yes		Off	DH/JF
Fire Alarm	On/Off	Yes		On	DH/JF
Gas Detection	On/Off	Yes		On	DH/JF
Gas Fired Heater 1	On/Off	Yes		On	DH/JF
Gas Fired Heater 2	On/Off	Yes		On	DH/JF
Gas Fired Heater 3	On/Off	Yes		On	DH/JF
Gas Fired Heater 4	On/Off	Yes		On	DH/JF
Gas Fired Heater 5	On/Off	Yes		On	DH/JF
Gas Fire Water 1 Fault	On/Off	Yes		Off	DH/JF
Gas Fire Water 2 Fault	On/Off	Yes		Off	DH/JF
Gas Fire Water 3 Fault	On/Off	Yes		On	DH/JF
Gas Fire Water 4 Fault	On/Off	Yes		On	DH/JF
Gas Fire Water 5 Fault	On/Off	Yes		On	DH/JF
Gas Heater Rotate	On/Off	Yes		Off	DH/JF
Gas Meter Usage Daily	m3	Yes		0 m3	DH/JF
Gas Meter Usage Monthly	m3	Yes		0 m3	DH/JF
Gas Meter Usage Hourly	m3	Yes		0 m3	DH/JF



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Timeclocks	Hours
AHU 1	Mon-Fri 08:00-18:00,Sat & Sun Off
AHU 2	Mon-Fri 08:00-18:00,Sat & Sun Off
Domestic Hot Water	On 24/7
EF 01 Ground Floor Area	Mon-Fri & Sun 06:00-24:00, Sat 05:00-24:00
EF 02 Toilet Extract	Mon-Sun 05:00-22:00
EF 03 Bedrooms	Mon-Sun 08:00-19:00
EF 04 Bedrooms	Mon-Sun 08:00-19:00
EF 05 Kitchen Extract	Mon-Sun 05:00-23:00
EF 06 Basement Area	Mon-Sun 05:00-24:00
Plantroom Fans(SF01 + EF07)	On 24/7